Turnberry Tower

May 15, 2026

Tenley Peterson, Chair
Long Range Planning Committee
Arlington County Planning Commission
2100 Clarendon Boulevard
Arlington, VA 22201

RE: Application GLPS26-00001 – Tier II Special GLUP Study
Potomac Overlook (Former Key Bridge Marriott Site) (the "Site")

Dear Chair Peterson and Member of the Long Range Planning Committee:

I am a resident in the Turnberry Towers Condominium located at 1881 N. Nash Street, Arlington, VA 22209 (the "Turnberry ") and the owner of a unit in the Turnberry. I am also the President of the Turnberry Condominium Board. The Turnberry has been asked by the developer of the site (the "Developer") to support it's Application GLPS26-00001 Tier II Full Special GLUP Study for the Potomac Overlook site, formerly home to the Key Bridge Marriott. Without getting a formal vote and consent of the condominium unit owner members at the Turnberry which is not feasible at this point, I do not have the legal authority or ability to make the recommendation that has been requested on behalf of the Turnberry Towers Condominium. Nonetheless, I offer the following thoughts on behalf of myself based on the following:

There was an informal meeting with the Developer with certain Unit owners and members of the condominium board who attended the meeting did have the opportunity to hear a presentation of the Developer from Bob Knoff, Vice President of Development at Quadrangle. After hearing Mr. Knoff's presentation and the GULP study it is fair to say that those unit owners at the Turnberry who I have spoken with want to be sure the development of the Site is thoughtful and well-conceived and designed with a capable and experienced developer to benefit the entire North Rosslyn Community. When I refer to "we" in this email, I am referring to the non-binding general oral reactions and informal feedback I have received from some of our board of directors and other unit owners I have heard from regarding the development of the Site.

Consistent with foregoing, I/we believe a Tier II study is appropriate and necessary to properly evaluate this special and very important development site. With the limitations described above, I offer the following general thoughts:

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- **Scale:**
  We are generally pleased the proposed heights of up to 350 feet and FAR of approximately 8.5 ais a reduction step-down from the 10.0 FAR across Langston Boulevard but we remain concerned that the very large proposed increase in FAR and height from the existing zoning may result in more congestion than is desirable or appropriate. We understand the developer seeks addition FAR and height to make its development more valuable. While we appreciate this desire, we think it not the standard that should be applied and is not the legal standard. The existing lender who has (or will) acquire the site as a result of a foreclosure / deed in lieu should not assume it has the right to increase the congestion of the area to increase their property's value and access to financing. It is not up to the County of the community to enhance the lender's financial position. This not to suggest that we do not think it makes sense to facilitate at first rate development with some additional zoning flexibility than currently exists but decision should reflect a balance.

- **Density:**
  We recognize the proposed development concept provides a significant amount of publicly accessible open space ---- which is desirable – to create views community activity and desirable connections to Gateway Park and the Potomac River and that is positive.

- **Economic Viability and Design Improvements:**
  The proposed approach replaces an obsolete hotel and parking structure with a plan that improved site connectivity, enhances views, and delivers meaningful public benefits and that is also positive.

- **Housing Supply and Community Benefits:**
  This project represents an important opportunity to needed housing in Arlington, helping address supply constraints and hopefully therefore improve affordability, while also delivering substantial community benefits. With this increased activity, it is very important to ensure pedestrian safety and manage traffic congestion.

- **Retail and Placemaking Potential:**
  We encourage the County and applicant to explore opportunities for avoiding undue congestion and overbuilding, facilitating destination retail, such as a high-quality grocer, to complement the residential and hotel uses and create a vibrant, community-oriented environment. With additional retail planned elsewhere in Rosslyn, we believe the long-term buildout of the area can support multiple grocery options.

In closing, we seek a thoughtful, comprehensive evaluation in looking at development requirements that focuses on this site and the community overall and not just focused on the financial objectives of the

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owner. We look forward to working collaboratively with the Site Developer, County staff, the applicant, and other stakeholders achieve the foregoing objectives that benefits the community overall.

This is presented as a first step in providing some helpful input from me and reflecting the thoughts of certain Turnberry Tower Condominium owners.

By: _____

CC: Arlington County Planning Commission

Arlington County Board

Unit Owners Association of Turnberry Tower Condominium
1881 North Nash Street • Arlington, VA 22209 • Office 703.243.9990 • Fax 703.243.9994